



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693
<http://www.tabblakes.org>

1. Mr. Otto convened the Tabb Lakes Homes Association Board of Directors meeting at 7:05 PM, July 17, 2008, in the Tabb Library - Meeting Room, Yorktown, VA. Personnel in attendance were:

President: Mr. Dave Otto
Secretary: Mr. Art Johnston
Treasurer: Mr. Charles Rossi
Grounds Maintenance: Mr. Dave Batdorf
Lee Property Management: Mr. Charles Lee

2. The Board of Directors meeting did not achieve the required attendance of voting members to make any decisions. However, the Board did have a meeting and reviewed written reports submitted by committee members.

3. Treasurer's Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report and briefed the TLHA financial status as of July 13, 2008. The report will be reviewed again for approval at the August meeting.

b. Mr. Rossi reported 445 out of 446 residents have paid their annual assessment. The one outstanding residence is under foreclosure.

c. Mr. Rossi reported that we incurred a late fee for 2007 income tax. The 15 April deadline for income tax reporting does not apply to organizations such as ours. The HOA deadline is 15 March thus the late fee.

d. Two Certificate of Deposit (CDs) are maturing this month. The treasurer will combine them into one CD.

4. Committee Reports.

a. Activities Committee. Vacant

b. Architectural Review. Chairperson: Mrs. Christel Doucette. (Absent, written report submitted)

(1) Mrs. Doucette reported receiving one ARC request this month; it was for an above-ground pool on Tiger Paw Path. Currently, there is no covenant governing pool installation. The county has fencing / barrier requirements for both in-ground and above-ground pools - however, the above-ground pool meets that requirement by being 52" above the ground, thus creating its own barrier to accidental entry.

(2) Mrs. Doucette received the following complaints:

(a) One complaint of poorly-maintained home and yard and deteriorating conditions of property at 110 Bridge Wood. Very tall grass in back yard seems to be contributing to an increase in number of snakes. Neighbors believe the back yard has not been mowed since last year. I took a look around - very objectively - and complaint seems to have validity. I understand it's a rental property.

(b) One complaint regarding 200 Gardenville - the homeowner parks his Jeep on the lawn next to the driveway and now the lawn has large bare patches of plain dirt. (Believe this is a violation of County Code.)

(3) Regarding LPM's June Inspection report. Mrs. Doucette reported sending a note to 106 Shallow Lagoon asking Mr. Phaup to change the shingles and wall in the front of his "car port" to present a better appearance from the street and to better match the home. Have received no reply.

(4) Mrs. Doucette noticed the homeowner at 119 Tiger Paw Path has made no changes to the imperfectly repaired gable vent. One or two wooden louvers on the vent are broken and very crooked in the vent. She will remind them tomorrow morning concerning what needs to be done.

(5) Because of the on-going fence issue with the Braidwoods and others, Mrs. Doucette recommends that any dialogue concerning this issue should be documented. It will avoid the appearance of giving special consideration (i.e. not giving citations to friends because we inform them verbally) Just my opinion.

c. Grounds Maintenance. Chairperson: Mr. David Batdorf. Nothing significant to report.

d. Helps Committee. Chairperson: Vacant

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell, Lake #2 Co-Chair: Mr. Dan Harrington. (Absent) Mr. Spell provided the following written report concerning the Virginia Lake Management (VLM) maintenance contract activities for the month of Jun 08:

- 04 Jun – No treatment needed.
- 19 Jun – treated algae and weeds as required

f. Neighborhood Watch. Chairperson: Mrs. Christel Doucette. (Absent, written report submitted). Mrs. Doucette reported there were no Crime Alerts this month, although there was one reported incident of two adolescent males in a silver car shooting a "cap gun" at girls on Tiger Paw Path. At least one adolescent in the car is believed to be a resident of Tiger Paw Path.

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan (Absent, no report submitted)

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted) The committee completed its hurricane season checklist last week to ensure we are prepared for potentially heavy rains. We checked down-stream areas from our lakes out to Route 134 and some of the common drainage ditches around Tabb Lakes. We also opened up the 17 manhole covers in the area and checked for debris. Good news is the down-stream and ditch areas were in very good shape and we found very little trash in the manhole areas.

i. CERT. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted)

(1) Phil Hess, with help from our webmaster Clint Flanagan, updated our web page with the latest information on the 6 Sept neighborhood safety event.

(2) Several of our committee members plan to attend the annual Hampton Roads Disaster Volunteer Day, scheduled for 16 Aug at the Liberty Baptist Church in Hampton. This event is organized by the Peninsula Medical Reserve Corps (MRC) to present information to local volunteer organizations. This year's presentations will include information on tornados, local disaster organizations, emergency management, triage for CERT and MRC, radio communications and psychological first aid along with other topics and demonstrations. We have attended in previous years and usually pick up some good information during the event.

j. Website Editor. Chairperson: Mr. Clint Flanagan. (Absent, no report submitted)

k. Welcome Committee. Chairperson: Mrs. Donna Clifton. (Absent, no report submitted)

l. Covenant Review Committee. Chairperson: Mr. James Magnotta. (Absent, no report submitted)

5. Old Business. None

6. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Charles Lee distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection as of August 7, 2008. Nine new citations were added to the report. See Enclosure 2.

b. Mr. Lee also provided a disclosure packet proposal for review that outlines the added functions and fees resulting from the new Virginia State laws concerning disclosure packets.

7. New Business.

a. Reserve Study. Table until next BOD meeting.

b. Mowing along Coventry Blvd. Table until next BOD meeting.

c. Annual Budget. Table until next BOD meeting.

8. Set the next two meetings date/time/location. The Board agreed to convene the next TLHA BOD meetings:

- August 21, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA
- September 18, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA

9. The meeting adjourned at 7:50 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report